



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY FEBRUARY 17, 2015
6:30 P.M.**

AGENDA

- I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**
- II. PLEDGE OF ALLEGIANCE:**
- III. CONSENT AGENDA:**
 - A. Consider and act upon approval of minutes from the regular called January 20, 2015 Planning and Zoning Commission Meeting.
- IV. DIRECTOR'S REPORT:**
- V. REGULAR AGENDA:**
 - A. Conduct a public hearing to consider testimony and take action regarding a residential replat request on ± 0.499 acres in the Perkins Addition, Lot 6A and 6C, Block 5 (an unrecorded subdivision in Celina, Texas in the John Willock Survey, Abstract No. 975, Collin County), and more commonly known as 701 W. Walnut Street.
 - B. Consider and act upon a construction plat for The Lakes at Mustang Ranch, Phase 1, ± 167.863 acres situated in the Coleman Watson Survey, Block 4, Tract 26; Abstract No. 945, Collin County, comprised of 334 residential lots and 18 common area lots. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road.
 - C. Consider and act upon a final plat for Light Farms Phase 3 (The Cypress and Sage Neighborhoods), approximately 77.78 acres situated in the Collin County School Land Survey No.14, Abstract No. 167 in Collin County, Texas. The property is generally located north of FM 1461 and east of the Dallas North Parkway.
 - D. Consider and act upon a construction plat for The Creeks of Legacy Model Home Park, 2.712 acres situated in the Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361, Collin County, comprised of 9 residential lots. The property is generally located on the northwest corner of FM 1461 (Frontier Parkway) and Doe Branch Boulevard.
 - E. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.022 HD, Historic Downtown district and Chapter 14: Zoning, Article 14.02: Zoning Procedures and Administration.
- VI. ADJOURNMENT:**

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, February 13, 2015 at _____ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.”

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.
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NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY JANUARY 20, 2015
6:30 P.M.

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at 6:30 P.M.

Commissioners Ousley, Hangartner, Waina, Barley, Haley, Schmitt, and Terry were present.

No Commissioners were absent.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the flag.

III. CONSENT AGENDA:

Consider and act on the minutes from the December 16, 2014 Planning and Zoning Commission meeting

Commissioner Barley moved to approve the consent agenda.

Commissioner Hangartner seconded the motion.

Motion carried 7-yes; 0-no.

IV. DIRECTOR'S REPORT:

Director of Planning and Development Services Helen-Eve Liebman reported on the outcome of cases heard by the City Council on January 13, 2015.

V. REGULAR AGENDA:

A. Conduct a public hearing to consider testimony and take action on a zoning request for a Planned Development. The property is ±112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road. (Wellspring Estates)

Director of Planning and Development Services Helen-Eve Liebman presented the case. She described the changes made to the Concept Plan from that which was presented at the December P&Z meeting.

Chairman Ousley reminded those present that the public hearing had been continued from the December P&Z meeting.

Matt Alexander of Cambridge Companies, 8750 N. Central Expressway, Dallas, Texas, representing the Lakes at Mustang Ranch (LAMR) asked that the Commission consider requiring the applicant to provide a 15 foot landscape buffer along the main entrance to LAMR off FM 1461 and asked that the lot sizes adjacent to LAMR be closer in size to those proposed in Mustang Ranch.

Stephen Smith of Frazer Capital, 18208 Preston Road, Dallas, Texas, spoke in favor of the Concept Plan as presented by staff.

Commissioner Hangartner suggested that the lots adjacent to the Rolling Hills subdivision should be increased in size to one acre and that the lots adjacent to LAMR on the north border be increased in size.

There being no further comments from the Commissioners, Chairman Ousley closed the public hearing.

Commissioner Haley moved to approve the item as presented by staff.

Commissioner Terry seconded the motion.

Motion carried 5-yes; 2-no (Waina and Hangartner opposed).

- B. Conduct a public hearing to consider testimony and take action on a zoning amendment request on Planned Development District #23. The property is ±119.1 acres and is comprised of tracts 59, and 62 of the Collin County School Land Survey #14, Abstract Number 167, in Celina Texas. The property is generally located east of CR 52, south of CR 55, north of CR 53 and west of the Burlington Northern Santa Fe Rail Road. (G Bar 7)

City Planner Ben Rodriguez presented the case. He explained that the PD zoning was established in 2006, but not developed. The applicant is requesting the removal of the existing C-1 zoning and establishing a base zoning of SF-R, with two lot types and a maximum of 460 lots on the property.

Chairman Ousley opened the public hearing.

Shea Kirkman, 4821 Merlot Avenue, Grapevine, Texas, representing the applicant, presented a slide show of typical Wynne Jackson developments and the Concept Plan for the tract.

Jack Semones, 2717 Raintree Court, Carrollton, Texas, who owns land to the west of the property, asked if the development would adversely affect the floodplain.

Mr. Kirkman stated that a flood study would be conducted and that detention would be provided so that there would be no adverse impact on adjacent lots.

Commissioner Terry asked for clarification that the slide with the Centurion American logo is in no way a part of the request at this time.

Mr. Kirkman apologized for inadvertently including the incorrect logo in the slide presentation.

Chairman Ousley closed the public hearing.

Commissioner Terry moved to approve the item as presented in the staff report.

Commissioner Hangartner seconded the motion.

Motion carried 7-yes; 0-no.

- C. Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM 1385. (Sutton Fields)

Commissioner Terry recused himself for Items C and D.

Director of Planning and Development Services Helen-Eve Liebman presented the case. She stated that the applicant is in the process of annexing a number of parcels in order to assemble enough land for the proposed development, which will consist of single family lots of two types (50 foot and 60 foot lot widths), a retail-office area on the hard corner of Parvin Road and FM 1385 and a proposed school site.

Chairman Ousley opened the public hearing.

Art Barraza, Vice President of Pettit Barraza, 1651 N. Glenville Drive, Richardson, Texas, representing the applicant, presented a slide show of Centurion American developments.

Mark Carey, 15080 Parvin Road, Prosper, Texas stated that although he supports the project, he was concerned with the proposed density.

Alan Michlin, 3526 Smiley Road, Prosper, Texas, stated that he is concerned with the condition of the roadways that will be serving the project.

Commissioner Schmitt asked staff if the project would be phased.

Ms. Liebman responded in the affirmative and went on to state that the first phase would be sited at the far northwest corner of the development since the infrastructure will initially be extended to that location.

There being no further questions from the Commissioners, Chairman Ousley closed the public hearing.

Commissioner Hangartner moved to approve the item as presented in the staff report.

Commissioner Haley seconded the motion.

Motion carried 5-yes; 1-no (Barley opposed); 1-recuse (Terry).

- D. Conduct a public hearing to consider testimony and take action regarding a zoning amendment request on Planned Development District #39. The property is ±331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, in Celina Texas. The property is generally located west of SH 289 (Preston Road), south of CR 53, north of Frontier Parkway (CR 5) and east of the Burlington Northern Santa Fe Rail Road. (Ownsby Farms)

Director of Planning and Development Services Helen-Eve Liebman presented the case. She explained the changes to the concept plan, which included minor adjustments to the acreage allotted to each land use and revisions to the lot size of the single family product types.

Chairman Ousley reminded those present that the public hearing had been continued from the December P&Z meeting.

Erik Hinklin of Peloton Land Solutions, 10875 John W. Elliott Drive, Frisco, Texas, representing the applicant, presented a slide show of a typical Centurion American development and explained the unique features proposed for Ownsby Farms.

Since there were no questions from the Commissioners, Chairman Ousley closed the public hearing.

Commissioner Barley moved to approve the item as presented in the staff report.

Commissioner Waina seconded the motion.

Motion carried 6-yes; 1-recuse (Terry).

- E. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Landscape Requirements.

City Planner Ben Rodriguez presented the case. He explained the proposed changes to the requirements for trees and shrubs on new residential lots and the proposed method of caliper measurement.

Chairman Ousley opened the public hearing.

The Commissioners debated the appropriateness of the numbers of trees and shrubs proposed by staff.

Chairman Ousley closed the public hearing.

Commissioner Haley moved to approve the item as presented in the staff report with the addition that trees are to be measured at 12 inches from the ground.

Commissioner Barley seconded the motion.

Motion carried 7-yes; 0-no.

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 8:23 P.M.

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Mike Foreman, City Manager**
From: Ben Rodriguez - Planner
Meeting Date: February 17, 2015
Re: Conduct a public hearing to consider testimony and take action regarding a residential replat request on ± 0.499 acres in the Perkins Addition, Lot 6A and 6C, Block 5 (an unrecorded subdivision in Celina, Texas in the John Willock Survey, Abstract No. 975), and more commonly known as 701 W. Walnut Street.

Action Requested:

Conduct a public hearing to consider testimony and take action regarding a residential replat request on ± 0.499 acres in the Perkins Addition, Lot 6A and 6C, Block 5, an unrecorded subdivision in Celina, Texas in the John Willock Survey, Abstract No. 975, and more commonly known as 701 W. Walnut Street.

Background Information:

The applicant currently owns a ± 0.306 acre lot on Walnut Street and wishes to replat it into one .264 acre lot and one .236 acre lot. The property currently contains a single family structure that will be demolished pending the approval of the replat request. The applicant wishes to construct a new single family structure on each of the new lots.

Any new home construction must comply with the design standards contained within the Old Town Residential Zoning District.

Legal Obligations and Review:

N/A

Public Notifications:

A public hearing notice was published in the Celina Record on January 30, 2015. In addition, staff mailed notices to twenty (20) property owners in the original subdivision within 200 feet of the subject property. If the property owner(s) of 20% or more of the total land area of lots to whom notice is required to be given file with the city a written protest of the replatting before or at the public hearing, then approval of the replat will require the affirmative vote of at least three-fourths of the members present and voting.

As of February 13, 2015 staff has received no comments either for or against the proposal.

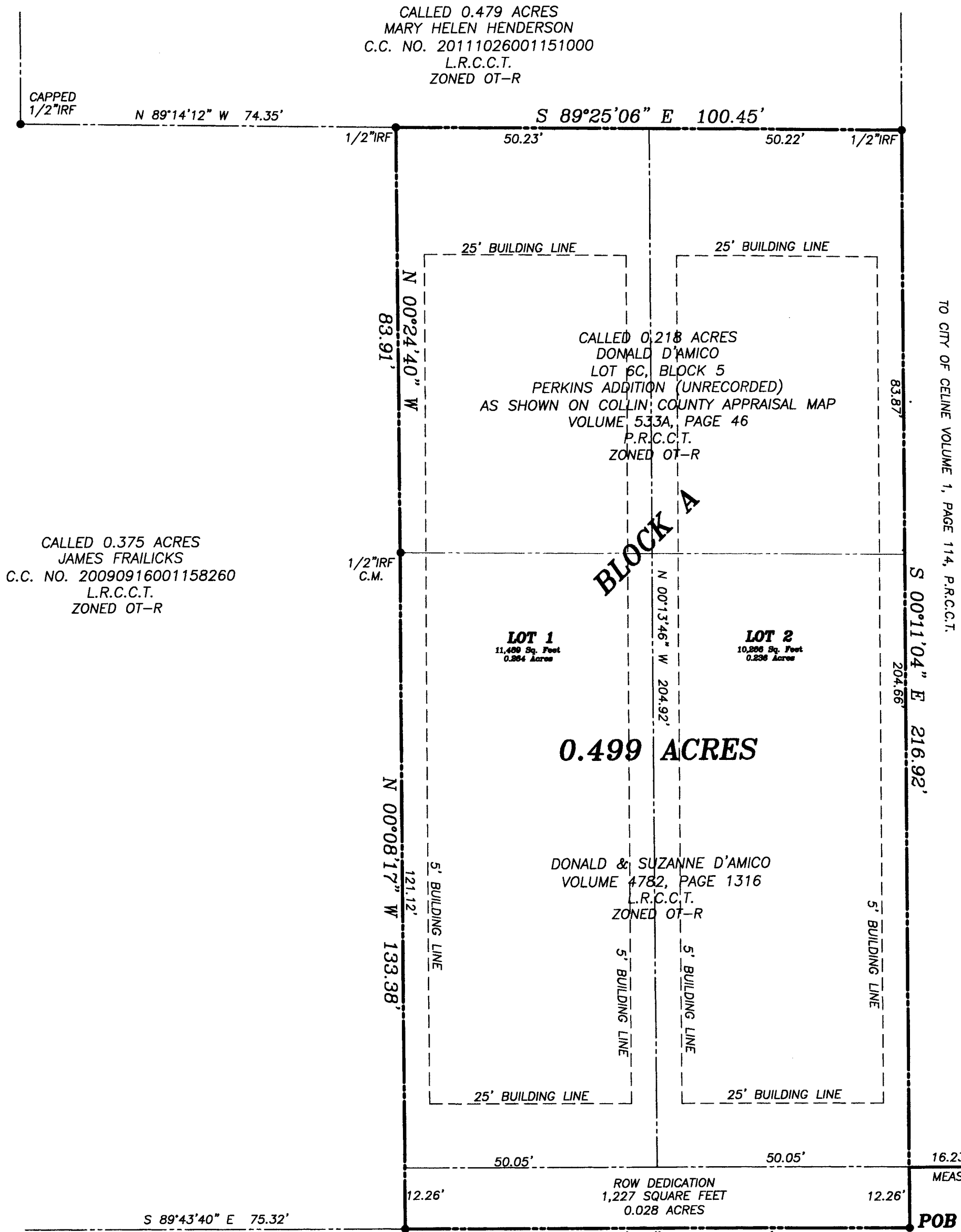
Staff Recommendation:

The proposed residential replat meets the standards of the Old Town Residential Zoning District. If approved, the replat will not be filed with the County until the existing structure is demolished and removed from the property.

Supporting Documents:

- Walnut Addition, Lots 1 & 2, Block 5 Replat exhibit.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at Brodriguez@celina-tx.gov.



KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

DAVID J. SURDUKAN
R.P.L.S. NO. 4613

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my seal of office, this ____ day of _____, 2015.

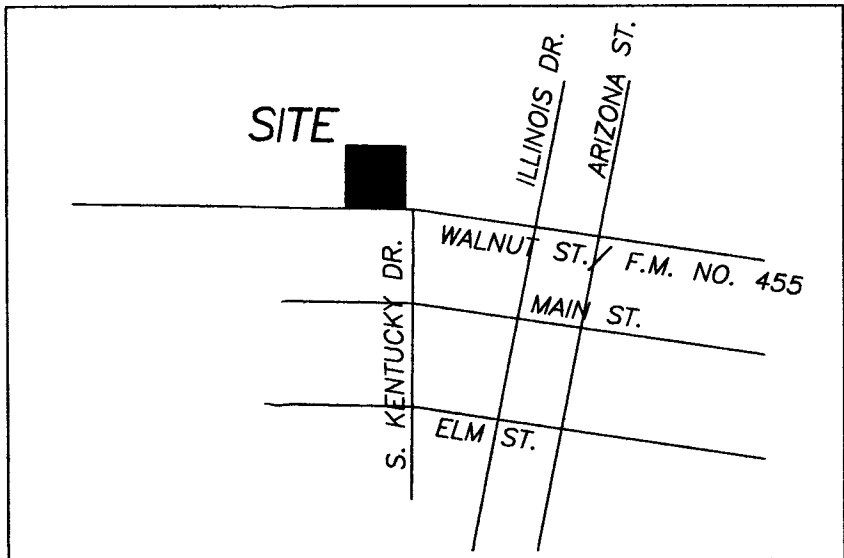
Notary Public in and for the State of Texas

My Commission Expires On:

CALLLED 0.218 ACRES
FRANZ JOACHIM METZGER
C.C. NO. 94--0065234
L.R.C.C.T.
ZONED OT-R

BLOCK 86
AMENDMENT TO THE AMENDED
MAP TOWN OF CELINA ADDITION
VOLUME 1, PAGE 114
P.R.C.C.T.

NORTH



PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

RECOMMENDED BY: _____ PLANNING AND ZONING COMMISSION
CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON _____ DATE OF RECOMMENDATION _____

APPROVED BY: _____ CITY COUNCIL CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST:

CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Donald and Suzanne D'Amico are the Owners a tract of land situated in the John Willock Survey, Abstract 975, City of Celina, Collin County, Texas and being all of a tract conveyed to Donald & Suzanne D'Amico and recorded in Volume 4782, Page 1316, Land Records of Collin County, Texas and being all of a tract conveyed to Donald D'Amico and recorded in Volume 5344, Page 4790, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of said D'Amico tract, said iron rod being at the intersection of the north ROW line of Walnut Street / F.M. No. 455 and the east line of a 16' strip conveyed to the City of Celina as recorded in Volume 1, Page 114, P.R.C.C.T.;

THENCE N 89°43'07" W following the north ROW line of Walnut Street / F.M. No. 455 a distance of 100.11' to a 1/2" iron rod found for corner;

THENCE N 00°10'55" W a distance of 133.53' to a 1/2" iron rod found for corner;

THENCE N 00°24'40" W a distance of 83.91' to a 1/2" iron rod found for corner;

THENCE S 89°25'06" E a distance of 100.45' to a 1/2" iron rod found for corner in the west line of said 16' strip conveyed to the City of Celina;

THENCE S 00°11'04" E following the west line of said 16' strip conveyed to the City of Celina a distance of 216.92' to the POINT OF BEGINNING and containing 21,755 square feet or 0.499 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Donald and Suzanne D'Amico acting herein, does hereby adapt this plat designating the herein above described property as WALNUT ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and there public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand this the ____ day of _____, 2015.

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Donald D'Amico, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this ____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Suzanne D'Amico, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this ____ day of _____, 2015.

Notary Public in and for the State of Texas

STANDARD NOTES

My Commission Expires On:

1) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

2) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

3) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

4) The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then is shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

FINAL PLAT
WALNUT ADDITION
0.499 ACRES
LOTS 1 & 2, BLOCK A
JOHN WILLOCK SURVEY
ABSTRACT NO. 975
CITY OF CELINA
COLLIN COUNTY, TEXAS

OWNER
DONALD D'AMICO & SUZANNE D'AMICO
P.O. BOX 1346
CELINA, TEXAS 75009
(214) 621-7015

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200

CITY OF CELINA CASE NO.

SCALE 1" = 20'

DATE: SEPTEMBER 15, 2014

JOB No. 2014-110

PURPOSE OF THIS PLAT:

The purpose of the plat is to plat this property and create 2 Lots.

FLOOD NOTE:

THIS TRACT DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48085C0110J, REVISED JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Mike Foreman, City Manager**
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: February 17, 2015
Re: Consider and act upon a Construction Plat for The Lakes at Mustang Ranch Phase 1 167.863 acres situated in the Coleman Watson Survey, Block 4, Tract 26; Abstract No. 945, Collin County, comprised of 334 residential lots and 18 common area lots. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road.

Action Requested:

Consider and act upon a Construction Plat for The Lakes at Mustang Ranch Phase 1 167.863 acres situated in the Coleman Watson Survey, Block 4, Tract 26; Abstract No. 945, Collin County, comprised of 334 residential lots and 18 common area lots. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road.

Background Information:

Staff has reviewed the proposed Construction Plat for The Lakes of Mustang Ranch Phase 1, and has deemed it acceptable subject to the attached comments.

Legal Obligations and Review:

N/A

Public Notifications:

N/A

Supporting Documents:

- Construction Plat

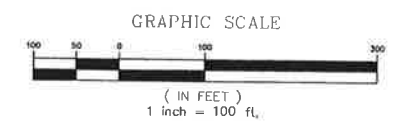
Staff Recommendation: Staff recommends approval of the Construction Plat on the condition that staff comments are addressed prior to the March 17, 2015 City Council meeting.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at bwilson@celina-tx.gov.

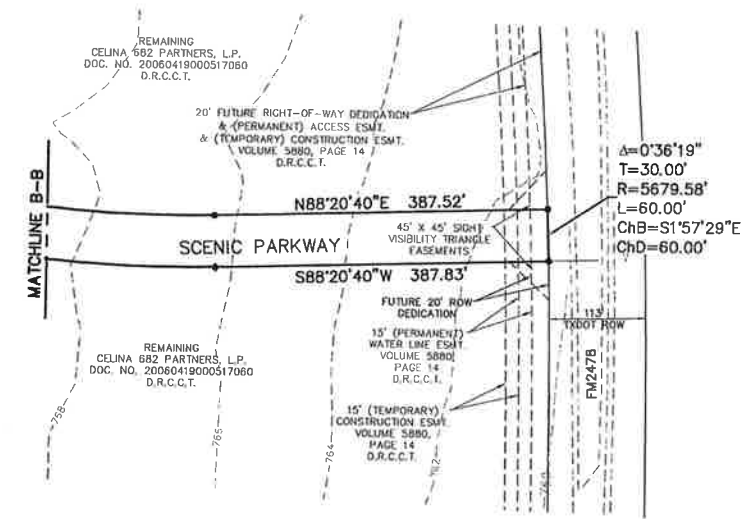
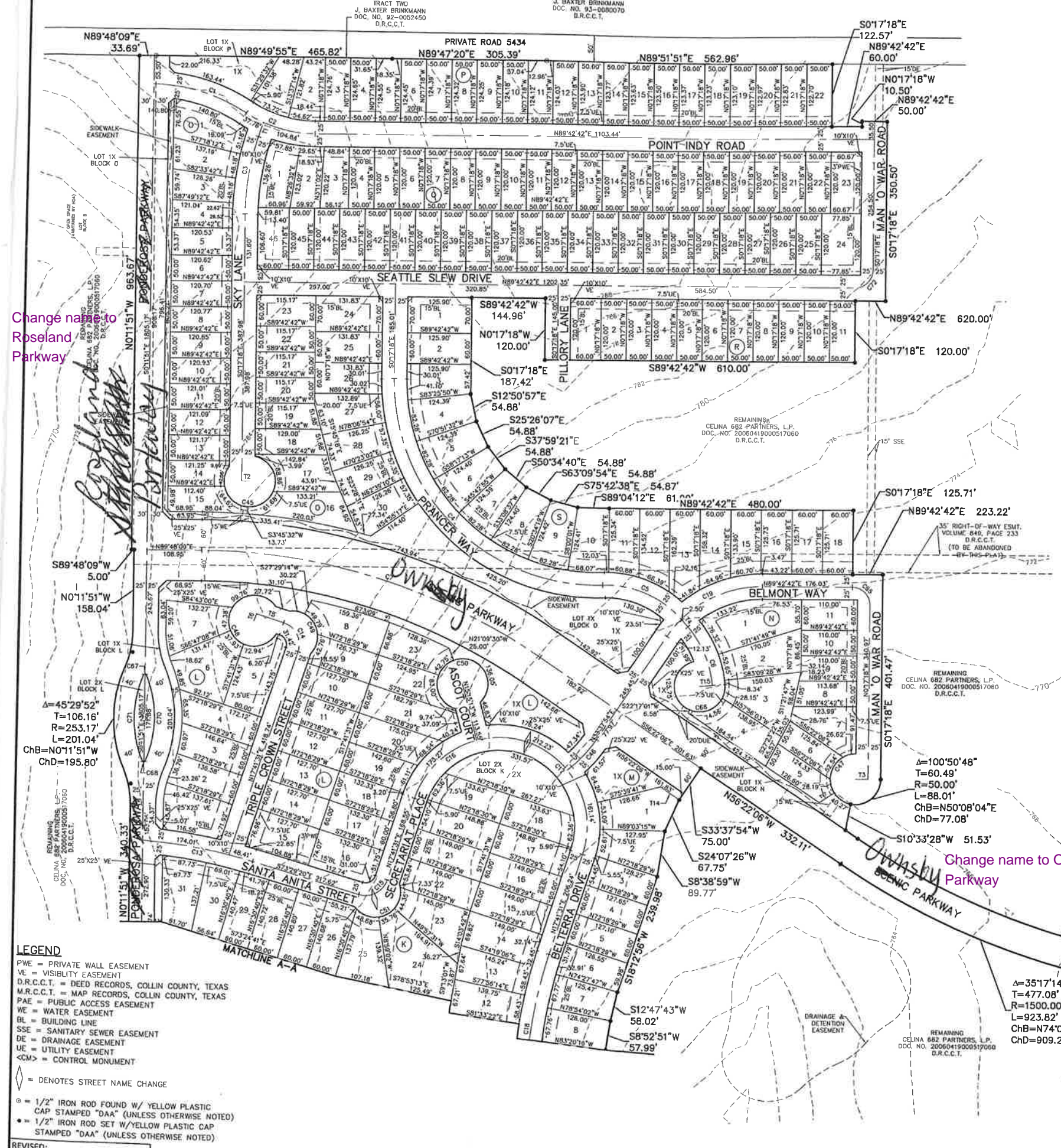
CALL 5.384 ACRES
TRACT TWO
J. BAXTER BRINKMANN
DOC. NO. 92-0082450
D.R.C.C.T.

CALL 195.337 ACRES
J. BAXTER BRINKMANN
DOC. NO. 93-0080070
D.R.C.C.T.

- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 5. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES EXCEPT LOTS 1X AND 3X BLOCK E AS THESE SHALL BE BUILDABLE LOTS.
 6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48055C0140J DATED JUNE 2, 2009.
 7. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 8. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.



Change name to
Roseland
Parkway



167.863 ACRES
334 RESIDENTIAL LOTS
18 HOA LOTS
CONSTRUCTION PLAT
THE LAKES AT MUSTANG RANCH
PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014

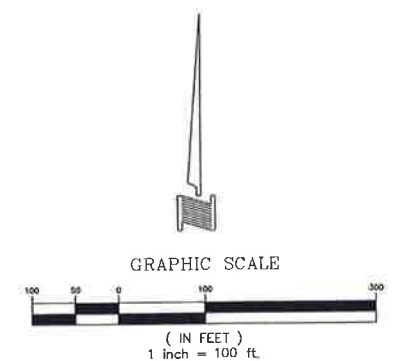
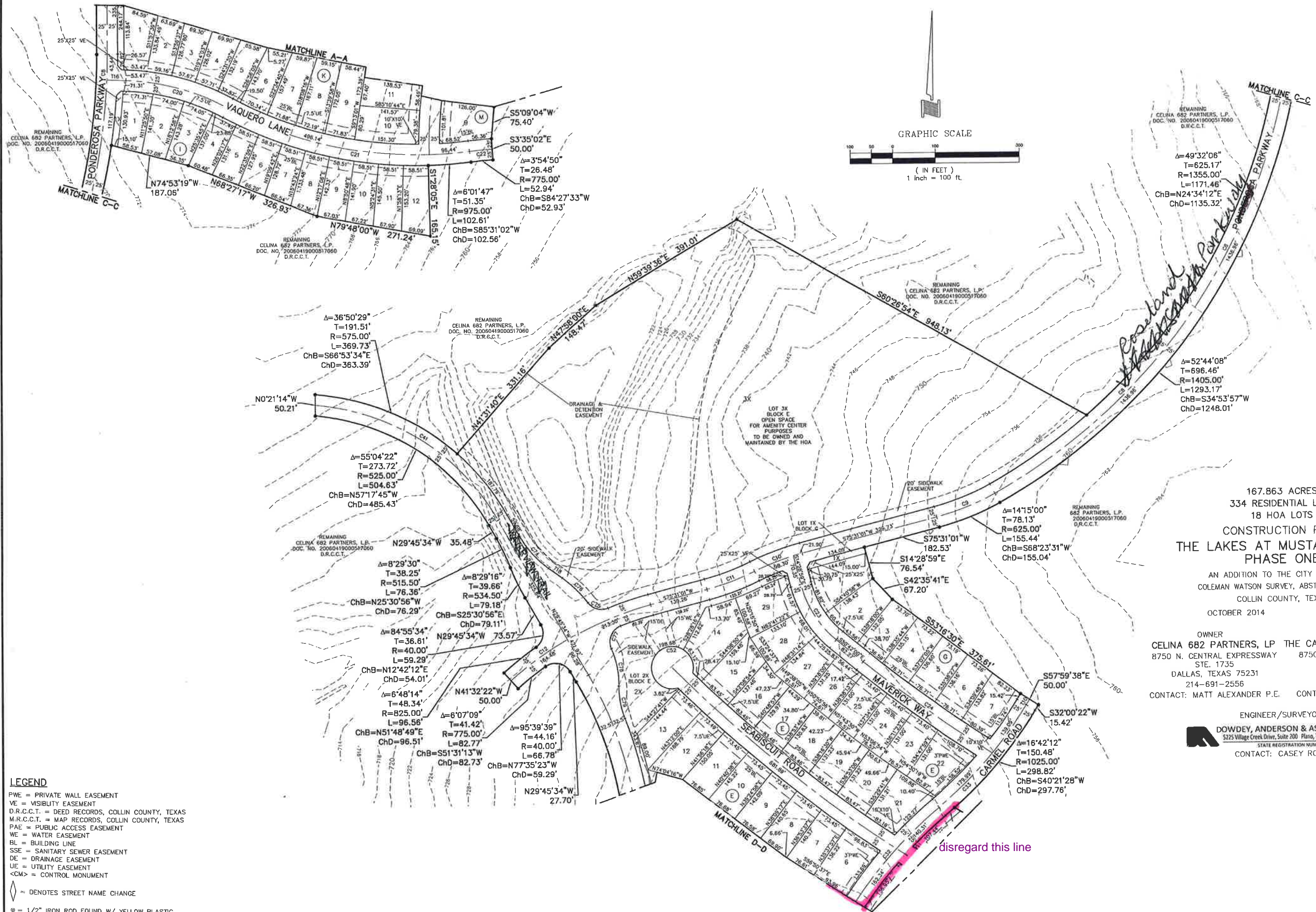
SCALE: 1" = 100'

OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0684
STATE REGISTRATION NUMBER: F-359
CONTACT: CASEY ROSS

- LEGEND
- PWE = PRIVATE WALL EASEMENT
 - VE = VISIBILITY EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - PAE = PUBLIC ACCESS EASEMENT
 - WE = WATER EASEMENT
 - BL = BUILDING LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - ◇ = DENOTES STREET NAME CHANGE
 - = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- REVISED:



167.863 ACRES
334 RESIDENTIAL LOTS
18 HOA LOTS
CONSTRUCTION PLAT
THE LAKES AT MUSTANG RANCH
PHASE ONE

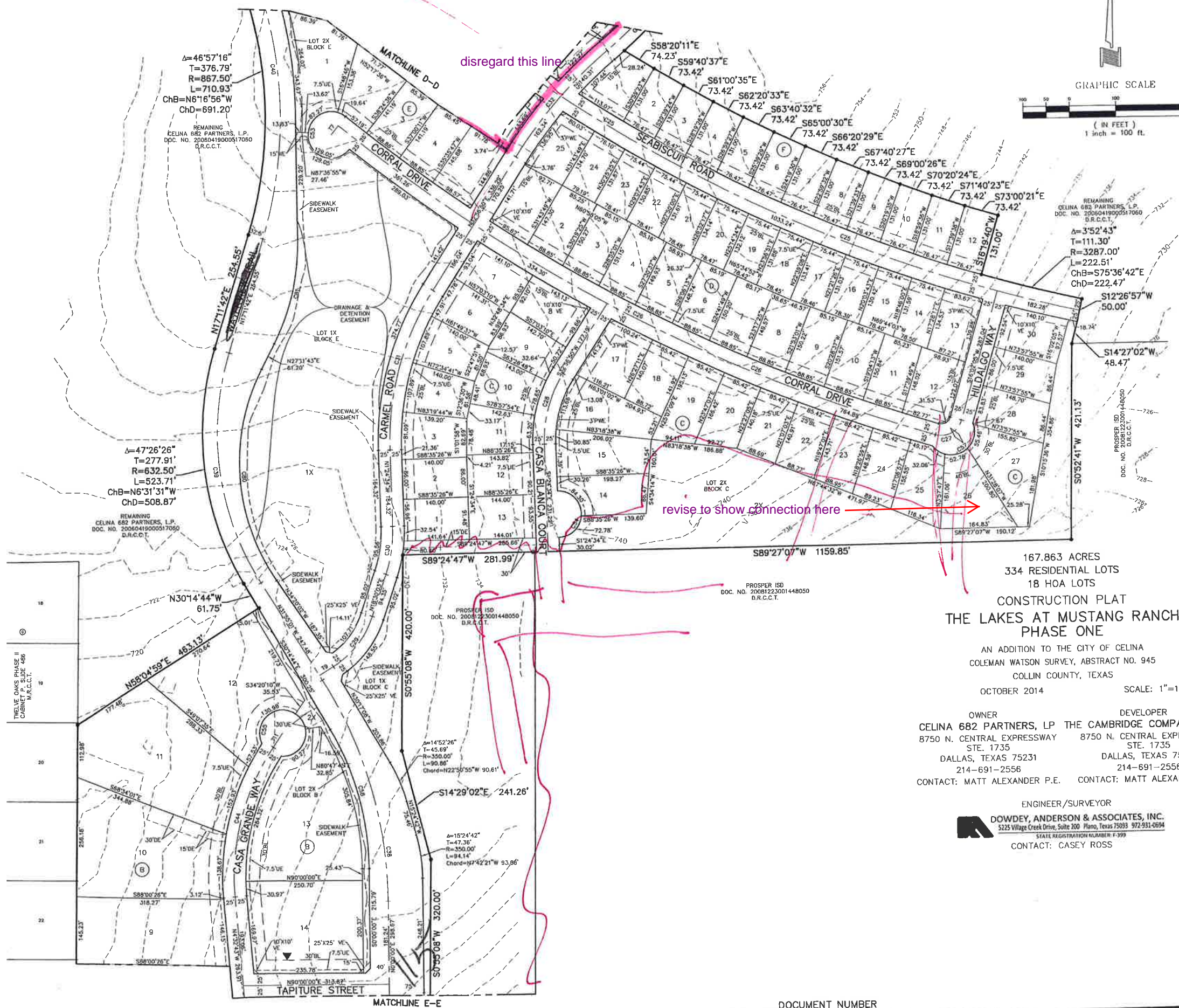
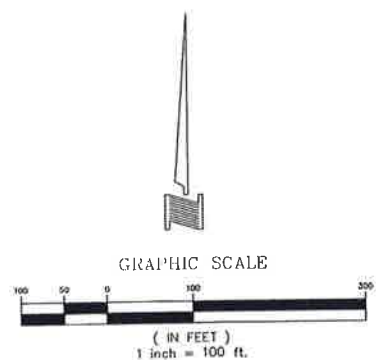
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
OCTOBER 2014 SCALE: 1"=100'

OWNER: CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER: THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS

- LEGEND**
- PWE = PRIVATE WALL EASEMENT
 - VE = VISIBILITY EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - PAE = PUBLIC ACCESS EASEMENT
 - WE = WATER EASEMENT
 - BL = BUILDING LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - CM = CONTROL MONUMENT
 - ◊ = DENOTES STREET NAME CHANGE
 - ◉ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)



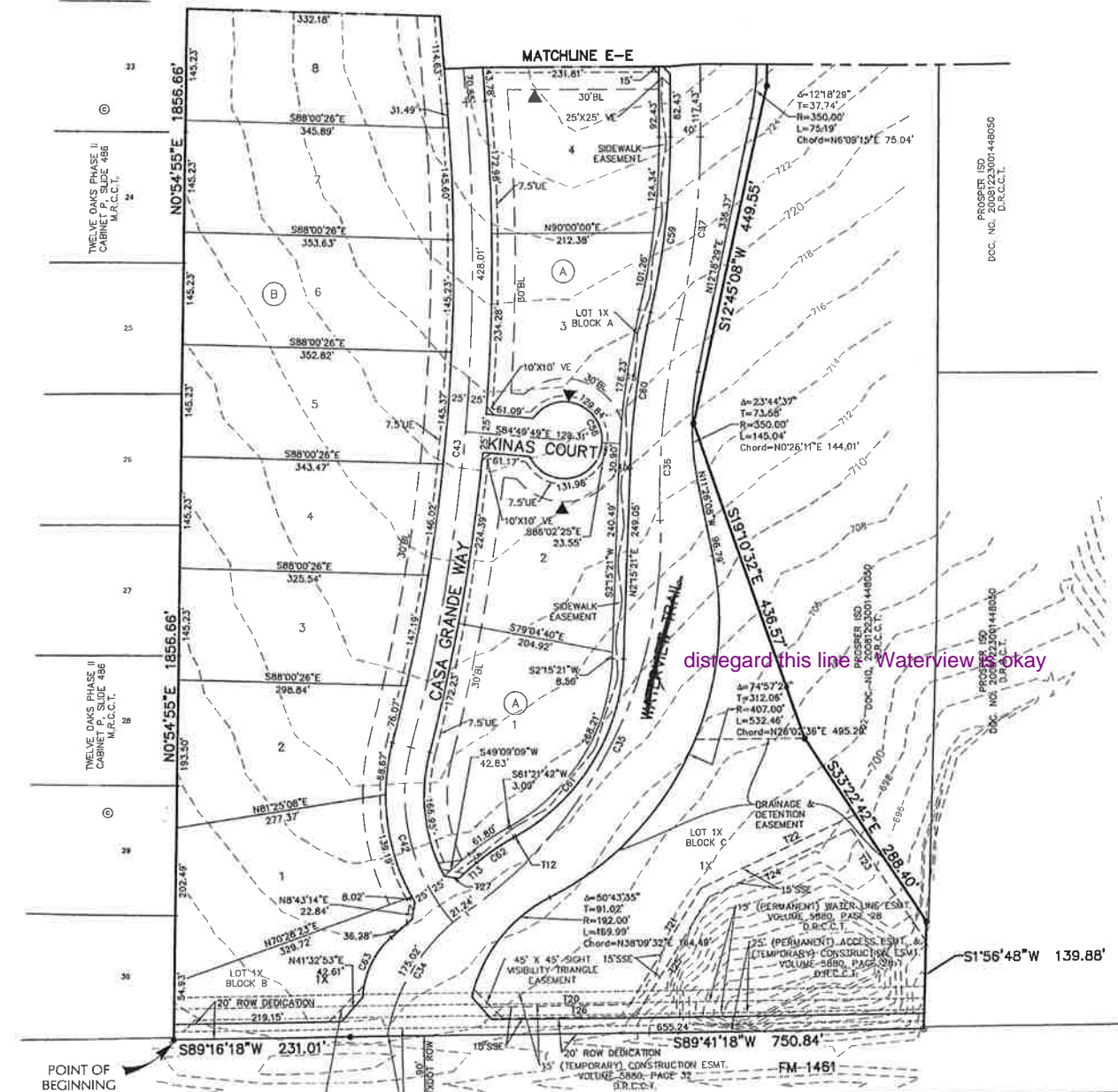
- LEGEND**
- PWE = PRIVATE WALL EASEMENT
 - ▼ = DENOTES FRONT OF LOT
 - VE = VISIBILITY EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
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167.863 ACRES
334 RESIDENTIAL LOTS
18 HOA LOTS
CONSTRUCTION PLAT
**THE LAKES AT MUSTANG RANCH
PHASE ONE**
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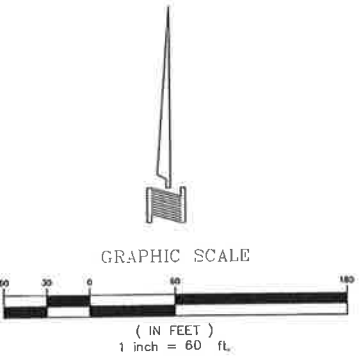
ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S17°24'13\"W	29.51'
T2	N89°42'42\"E	15.00'
T3	N89°42'42\"E	25.00'
T4	S41°39'09\"E	17.39'
T5	S72°18'29\"E	55.08'
T6	S17°41'31\"W	14.56'
T7	S38°18'56\"W	25.00'
T8	N58°22'21\"E	35.47'
T9	N32°00'22\"E	15.42'
T10	N34°17'50\"E	36.55'
T11	S87°41'30\"E	45.41'

LINE TABLE		
LINE	BEARING	LENGTH
T12	N61°21'42\"E	3.09'
T13	N49°09'09\"E	30.81'
T14	N56°22'06\"W	44.61'
T17	S56°42'20\"W	35.23'
T18	S53°51'04\"E	39.65'
T27	S80°15'27\"E	19.05'

LINE TABLE		
LINE	BEARING	LENGTH
T20	N89°16'23\"E	194.58'
T21	N32°14'09\"E	178.26'
T22	N65°00'50\"E	223.35'
T23	S33°22'42\"E	176.92'
T24	N65°00'50\"E	205.99'
T25	N32°14'09\"E	182.00'
T26	N89°16'23\"E	180.12'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°56'52\"	350.00'	100.19'	195.16'	S73°34'51\"E 192.64'
C2	32°40'53\"	250.00'	73.30'	142.60'	S73°56'51\"E 140.67'
C3	17°41'31\"	500.00'	77.81'	154.39'	S08°33'27\"W 153.78'
C4	92°06'44\"	400.00'	415.02'	643.06'	S46°20'40\"E 576.02'
C5	50°44'53\"	200.00'	94.85'	177.14'	S67°01'35\"E 171.41'
C6	36°14'35\"	200.00'	65.45'	126.51'	S23°31'51\"E 124.41'
C7	33°48'45\"	1200.00'	364.92'	708.52'	N73°16'59\"W 698.27'
C8	61°27'52\"	1380.00'	820.43'	1480.41'	S30°32'05\"W 1410.43'
C9	14°15'00\"	600.00'	75.00'	149.23'	S68°23'31\"W 148.84'
C10	11°28'42\"	600.00'	60.30'	120.20'	S89°46'40\"W 120.00'
C11	11°28'42\"	600.00'	60.30'	120.20'	S89°46'40\"W 120.00'
C12	27°03'23\"	800.00'	192.48'	377.78'	S81°59'20\"W 374.28'
C13	12°44'37\"	1000.00'	111.67'	222.42'	S79°51'38\"E 221.96'
C14	90°00'00\"	45.00'	45.00'	70.69'	N27°18'29\"W 63.64'
C15	88°49'09\"	45.00'	44.08'	69.76'	N82°06'06\"E 62.98'
C16	90°00'00\"	174.00'	174.00'	273.32'	N62°41'31\"E 246.07'
C17	90°00'00\"	174.00'	174.00'	273.32'	N27°18'29\"W 246.07'
C18	19°21'24\"	900.00'	153.49'	304.05'	N08°00'49\"E 302.61'
C19	56°04'48\"	225.00'	119.84'	220.23'	N61°40'18\"E 211.54'
C20	25°55'58\"	550.00'	126.64'	248.94'	S74°43'31\"E 246.82'
C21	35°44'20\"	950.00'	306.28'	592.57'	S79°37'42\"E 583.01'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C22	3°54'50\"	800.00'	27.33'	54.65'	N84°27'33\"E 54.64'
C23	36°13'01\"	250.00'	81.75'	158.03'	S32°35'29\"E 155.41'
C24	7°08'35\"	3000.00'	186.37'	372.26'	S54°15'17\"E 372.02'
C25	32°48'27\"	3312.00'	975.54'	1897.41'	N61°08'20\"W 1871.57'
C26	22°57'44\"	3644.00'	740.13'	1460.40'	N62°09'56\"W 1450.64'
C28	34°21'25\"	266.00'	82.23'	159.50'	S15°46'08\"W 157.13'
C29	39°52'21\"	200.00'	72.54'	139.18'	N38°26'11\"E 136.39'
C30	20°02'12\"	300.02'	53.00'	104.92'	N09°36'33\"E 104.39'
C31	34°21'25\"	600.00'	185.48'	359.78'	N15°46'08\"E 354.42'
C32	17°20'26\"	1000.00'	152.49'	302.65'	N41°37'03\"E 301.49'
C33	18°16'54\"	1000.00'	160.90'	319.07'	N41°08'49\"E 317.72'
C34	44°58'45\"	250.00'	103.50'	196.26'	N32°41'09\"E 191.28'
C35	56°49'28\"	600.00'	324.58'	595.06'	N26°45'48\"E 570.97'
C36	19°19'38\"	984.00'	132.41'	263.23'	N06°00'53\"E 262.45'
C37	13°40'42\"	1000.00'	118.94'	238.73'	N06°50'21\"E 238.16'
C38	31°55'01\"	900.00'	257.36'	501.35'	N15°57'30\"W 494.89'
C39	49°06'43\"	600.00'	274.14'	514.30'	N07°21'39\"W 498.70'
C40	46°57'16\"	900.00'	390.91'	737.56'	N06°16'56\"W 717.09'
C41	55°19'32\"	549.89'	288.29'	531.07'	N57°25'20\"W 510.68'
C42	56°06'42\"	250.00'	133.24'	244.83'	N13°13'32\"W 235.17'
C43	19°22'32\"	2500.00'	428.79'	845.42'	N05°08'33\"E 841.40'
C44	38°50'33\"	500.00'	176.29'	338.96'	N14°52'33\"E 332.51'



LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C45	285°19'59\"	50.00'	31.65'	257.73'	N68°54'54\"E 53.48'
C47	270°00'01\"	50.00'	50.00'	235.82'	S45°17'19\"E 70.71'
C48	285°38'56\"	50.00'	31.46'	258.00'	S2°26'00\"E 53.25'
C49	141°41'02\"	50.00'	143.92'	123.64'	N27°18'29\"W 94.46'
C50	300°00'00\"	50.00'	28.87'	261.80'	S74°44'47\"W 50.00'
C51	162°33'33\"	50.00'	325.97'	141.86'	N62°06'06\"E 98.84'
C52	299°59'55\"	50.00'	28.87'	261.80'	S44°53'55\"W 50.00'
C53	270°23'25\"	50.00'	49.66'	235.95'	S55°47'47\"E 70.47'
C54	180°00'00\"	50.00'	INFINITY	157.08'	N1°24'34\"W 100.00'
C55	299°59'41\"	50.00'	28.87'	261.78'	N55°45'48\"W 50.00'
C56	300°00'00\"	50.00'	28.87'	261.80'	N51°01'11\"E 50.00'
C57	183°49'05\"	50.00'	351.72'	142.96'	N61°04'26\"E 98.00'
C58	30°14'44\"	600.00'	162.15'	316.73'	N15°07'22\"W 313.06'
C59	13°40'42\"	960.00'	115.14'	229.16'	N6°50'21\"E 228.64'
C60	11°26'25\"	1024.00'	102.57'	204.15'	S7°58'01\"W 203.81'
C61	59°06'21\"	275.00'	155.92'	283.69'	N31°48'31\"E 271.27'
C62	12°12'32\"	275.00'	29.41'	58.60'	S55°15'25\"W 58.49'
C63	46°44'38\"	108.00'	46.67'	88.11'	S25°46'50\"W 85.69'
C66	261°47'12\"	50.00'	57.74'	228.45'	S54°30'58\"E 75.58'
C67	133°37'49\"	3.00'	7.00'	7.00'	S89°46'09\"W 5.52'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C68	133°37'49\"	3.00'	7.00'	7.00'	N89°48'09\"E 5.52'
C69	45°29'52\"	253.17'	106.16'	201.04'	S01°11'51\"E 195.80'
C70	46°22'11\"	213.67'	91.51'	172.92'	N01°11'51\"W 168.24'
C71	46°22'11\"	213.67'	91.51'	172.92'	S01°11'51\"E 168.24'
C74	24°05'30\"	240.50'	51.32'	101.13'	S41°48'19\"E 100.38'
C75	74°39'30\"	40.00'	30.50'	52.12'	S74°10'10\"E 48.51'
C76	17°00'39\"	282.50'	42.25'	83.87'	N48°20'45\"W 83.57'
C77	93°24'08\"	40.00'	42.45'	65.21'	S22°43'29\"W 58.22'
C78	25°19'00\"	205.50'	46.15'	90.80'	N11°19'05\"W 90.07'
C79	22°56'14\"	194.50'	39.48'	77.88'	S10°07'41\"E 77.35'
C80	81°31'45\"	444.50'	264.60'	477.34'	N3°34'10\"W 454.73'
C81	27°40'34\"	478.50'	117.87'	231.13'	N13°21'26\"E 228.89'

167.863 ACRES
334 RESIDENTIAL LOTS
18 HOA LOTS
CONSTRUCTION PLAT
THE LAKES AT MUSTANG RANCH
PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 60'

OWNER: CELINA 682 PARTNERS, LP
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● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED:



Memorandum

To: **The Celina Planning & Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: February 17, 2015
Re: Consider and act upon a Final Plat for Light Farms Phase 3 (The Cypress and Sage Neighborhoods), approximately 77.78 acres situated in the Collin County School Land Survey No.14, Abstract No. 167 in Collin County, Texas.

Action Requested:

Consider and act upon a Final Plat for Light Farms Phase 3 (The Cypress and Sage Neighborhoods), approximately 77.78 acres situated in the Collin County School Land Survey No.14, Abstract No. 167 in Collin County, Texas.

Background Information:

Staff has reviewed the plat and has found that it meets the City's standards for approval. The plat is to create 291 residential lots and twelve (12) open spaces within Light Farms, called the Cypress and Sage Neighborhoods.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

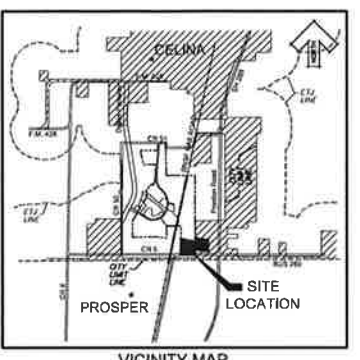
Board/Committee Recommendation:

N/A

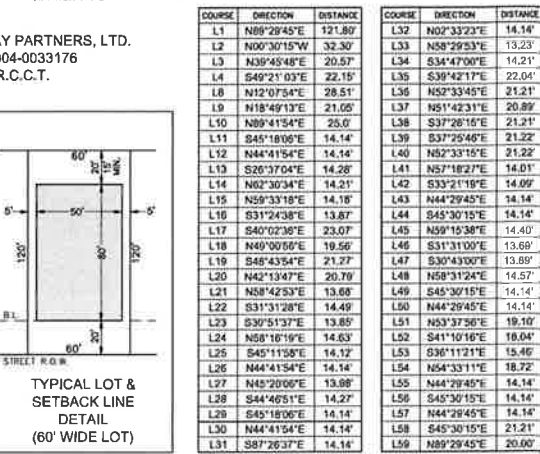
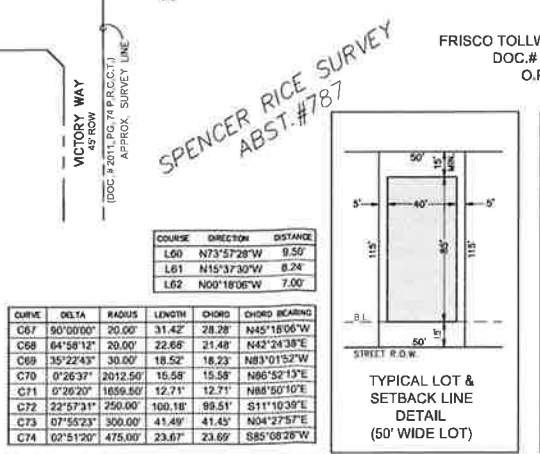
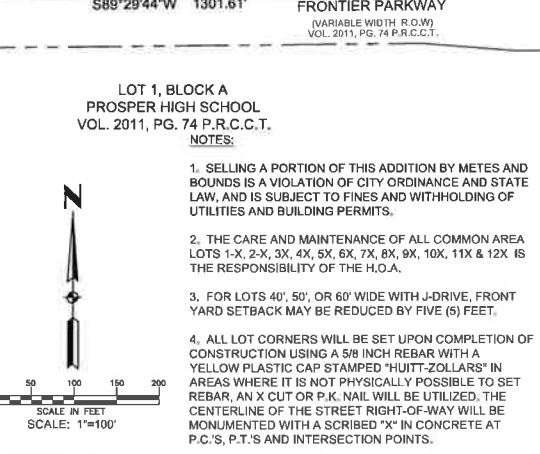
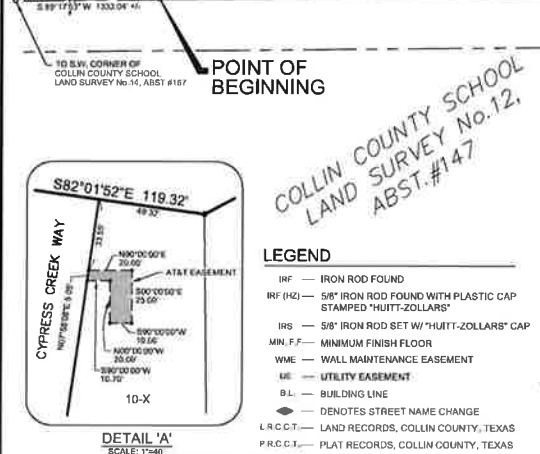
Staff Recommendation:

Staff recommends the item be approved as presented, contingent upon the applicant addressing all of the staff comments.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at Brodriguez@celina-tx.gov.



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	51°15'33"	290.00'	26.65'	26.64'	N04°18'38"W
C2	7°55'23"	275.00'	38.03'	38.00'	N04°27'59"W
C3	8°04'00"	591.00'	83.31'	83.14'	N03°14'45"E
C4	11°27'34"	600.00'	120.00'	119.80'	N01°49'58"E
C5	3°02'46"	800.00'	42.53'	42.53'	N05°25'12"W
C6	14°54'43"	416.50'	108.92'	108.61'	N00°30'47"E
C7	13°50'57"	500.00'	120.86'	120.56'	S89°21'44"E
C8	22°23'51"	600.00'	234.54'	233.05'	N85°05'17"W
C9	16°35'53"	252.00'	70.75'	72.19'	S82°11'48"E
C10	42°08'31"	400.00'	284.21'	287.62'	S21°22'21"E
C11	65°41'04"	550.00'	630.53'	596.56'	S75°17'09"E
C12	10°13'33"	1294.00'	230.87'	230.87'	N04°48'43"E
C13	20°26'20"	625.00'	222.85'	221.77'	N80°04'55"W
C14	24°29'15"	1975.00'	444.00'	437.88'	S82°02'35"E
C15	20°29'37"	1697.00'	606.99'	603.78'	N84°06'12"W
C16	16°38'51"	1958.00'	568.90'	566.90'	S82°10'49"E
C17	21°02'42"	300.00'	110.19'	109.57'	N10°01'07"E
C18	16°08'05"	1978.00'	557.01'	555.17'	N81°55'26"W
C19	16°38'51"	1677.00'	487.26'	485.55'	S82°10'49"E
C20	10°22'31"	1100.00'	199.19'	198.92'	N81°26'08"W
C21	15°09'28"	1416.00'	374.61'	373.52'	S82°10'49"E
C22	10°38'51"	2239.00'	650.55'	648.26'	S82°10'49"E
C23	14°24'13"	300.00'	75.42'	75.22'	N04°55'48"E
C24	17°34'04"	300.00'	51.56'	51.62'	S89°34'43"E
C25	58°00'58"	250.00'	256.05'	245.01'	N18°12'35"E
C26	10°49'29"	200.00'	37.79'	37.73'	S05°42'50"E
C27	10°07'19"	500.00'	166.87'	166.10'	S09°15'34"W
C28	10°13'37"	1000.00'	178.50'	178.26'	N04°48'43"E
C29	16°56'54"	250.00'	87.04'	86.60'	S80°19'39"E
C30	16°56'54"	250.00'	87.04'	86.60'	S80°19'39"E
C31	17°54'17"	140.50'	43.91'	43.73'	N80°58'33"E
C32	15°23'02"	159.50'	42.83'	42.70'	S78°24'16"W
C33	0°24'18"	1937.50'	13.69'	13.69'	N86°53'38"E
C34	0°34'00"	1734.50'	17.15'	17.15'	S88°46'20"W
C35	16°05'29"	159.50'	50.36'	50.10'	N81°53'55"W
C36	15°13'28"	140.50'	37.33'	37.22'	S80°27'54"E
C37	15°24'34"	140.50'	37.79'	37.67'	N82°44'16"W
C38	17°52'30"	159.50'	49.76'	49.56'	S83°58'14"E
C39	15°11'18"	159.50'	42.28'	42.16'	N81°27'41"E
C40	18°07'38"	140.50'	44.47'	44.29'	S82°55'51"W
C41	11°02'24"	50.00'	101.64'	85.02'	N31°15'34"E
C42	35°03'45"	20.00'	12.24'	12.00'	S09°26'46"E
C43	75°45'32"	20.00'	26.44'	24.55'	N51°37'00"E
C44	74°23'24"	20.00'	25.97'	24.18'	S54°47'31"W
C45	25°24'43"	50.00'	220.27'	80.69'	S36°11'50"E
C46	25°43'39"	50.00'	222.29'	79.48'	S39°20'58"W
C47	72°04'42"	20.00'	25.15'	23.53'	S50°19'34"E
C48	10°43'36"	50.00'	81.40'	78.18'	N82°17'31"E
C49	42°01'29"	20.00'	14.67'	14.34'	N68°41'10"E
C50	132°01'29"	50.00'	115.21'	91.36'	N60°18'50"W
C51	17°24'19"	90.50'	27.49'	27.39'	N73°44'06"W
C52	17°24'19"	182.50'	55.44'	55.23'	S88°51'33"E
C53	17°24'19"	90.50'	27.49'	27.39'	N73°44'06"W
C54	17°24'19"	182.50'	55.44'	55.23'	S73°44'06"E
C55	07°31'59"	463.50'	60.94'	60.90'	N03°47'45"E
C56	10°30'17"	336.50'	61.61'	61.61'	N01°41'27"W
C57	10°30'17"	290.00'	53.17'	53.09'	N01°41'27"W
C58	10°30'17"	290.00'	53.17'	53.09'	N12°11'43"W
C59	10°30'17"	336.50'	61.61'	61.61'	N01°41'27"W
C60	89°17'00"	15.00'	23.37'	21.08'	N46°48'53"E
C61	87°54'50"	15.00'	23.02'	20.82'	N26°23'41"W
C62	10°59'47"	182.50'	55.03'	54.97'	N76°32'45"E
C63	22°30'33"	136.73'	54.89'	54.54'	S82°14'22"W
C64	21°40'10"	182.50'	69.02'	68.61'	N86°20'02"E
C65	11°33'32"	140.50'	28.34'	28.30'	S81°16'43"W
C66	3°20'41"	525.00'	30.65'	30.64'	S85°23'08"E



FINAL PLAT
LIGHT FARMS
PHASE THREE
THE CYPRESS NEIGHBORHOOD
THE SAGE NEIGHBORHOOD
CONTAINING
291 RESIDENTIAL LOTS, & 12 OPEN SPACES
TOTALING 77.78 ACRES
SITUATED IN THE
COLLIN COUNTY LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
DECEMBER, 2014

OWNER/DEVELOPER
LFC LAND COMPANY, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUETT-ZOLLARS
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-3311

CITY FILE No. SHEET 1 of 2



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Mike Foreman, City Manager**
From: Ben Rodriguez, Planner
Meeting Date: February 17, 2015
Re: Consider and act upon a Construction Plat for The Creeks of Legacy Model Home Park, 2.712 acres situated in the Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361, Collin County, comprised of 9 residential lots. The property is generally located on the northwest corner of FM 1461 (Frontier Parkway) and Doe Branch Boulevard.

Action Requested:

Consider and act upon a Construction Plat for The Creeks of Legacy Model Home Park, 2.712 acres situated in the Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361, Collin County comprised of 9 residential lots. The property is generally located on the northwest corner of FM 1461 (Frontier Parkway) and Doe Branch Boulevard.

Background Information:

Staff has reviewed the proposed Construction Plat for The Creeks of Legacy Model Home Park, and has deemed it acceptable subject to the any outstanding comments.

Legal Obligations and Review:

N/A

Public Notifications:

N/A

Supporting Documents:

- Construction Plat

Staff Recommendation: Staff recommends approval of the Construction Plat on the condition that staff comments are addressed prior to the March 17, 2015 City Council meeting.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at brodriguez@celina-tx.gov.



LEGEND
IRF * IRON ROD FOUND
IRS * IRON ROD SET
B.L. * BUILDING LINE
U.E. * UTILITY EASEMENT
SQ.FT. * SQUARE FEET

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS THE CADG FRONTIER 192 IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WM DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GRAY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, LLC AS RECORDED IN INSTRUMENT NUMBER 2013090300126757, OFFICIAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF THAT 4.512 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA, BEING IN THE NORTH LINE OF THAT 1.198 ACRE TRACT DESCRIBED BY DEED TO THE CITY OF CELINA BOTH RECORDED IN INSTRUMENT NUMBER 20140708000701570, SAID OFFICIAL PUBLIC RECORDS:

THENCE S 89°18'16"W, 383.77 FEET WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 00°41'44"W, 138.19 FEET DEPARTING SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 57°37'25"E, 118.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 77°10'57"E, 29.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 108.78 FEET, THROUGH A CENTRAL ANGLE OF 124°39'25", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 75°08'45"E, 88.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 11.86 FEET, THROUGH A CENTRAL ANGLE OF 61°01'47", HAVING A RADIUS OF 10.50 FEET, THE LONG CHORD WHICH BEARS S 73°02'23"E, 10.66 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.86 FEET, THROUGH A CENTRAL ANGLE OF 01°45'52", HAVING A RADIUS OF 385.00 FEET, THE LONG CHORD WHICH BEARS N 77°19'42"E, 11.86 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 11°47'22"W, 102.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 48°29'39"E, 21.57 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 71°27'06"E, 133.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 83°23'49"E, 143.68 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF AN UNRECORDED CITY OF CELINA 4.512 ACRE TRACT, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID WEST LINE AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 324.87 FEET, THROUGH A CENTRAL ANGLE OF 34°15'39", HAVING A RADIUS OF 543.30 FEET, THE LONG CHORD WHICH BEARS S 16°31'49"W, 320.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 00°36'01"E, 20.54 FEET CONTINUING WITH SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 44°21'08"W, 35.38 FEET CONTINUING WITH SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 118,128 SQUARE FEET OR 2.712 ACRES OF LAND MORE OR LESS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CREEKS OF LEGACY MODEL PARK AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CELINA'S USE THEREOF. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__

BY: _____
AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY SEAL OF OFFICE, THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

Wm. Davenport Survey
Abst. No. 262

The North Line of the 100 year Floodplain
Per FEMA FIR map Number 48085C0115J
Dated June 2, 2009, is approximately
500' North of Platted Area, and not shown.

Collin County School Land
Abst. No. 187

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

SIGNATURE OF THE REGISTERED PROFESSIONAL
(SEAL)

TEXAS REGISTRATION NO. _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	124°39'25"	50.00'	108.78'	N 75°08'45" E	88.56'
C2	61°01'41"	10.50'	11.18'	S 73°02'23" E	10.66'
C3	01°45'52"	385.00'	11.86'	N 77°19'42" E	11.86'
C4	35°23'05"	360.00'	222.33'	S 85°54'51" W	218.81'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 33°20'10" E	36.61'
L2	S 60°32'57" W	36.61'

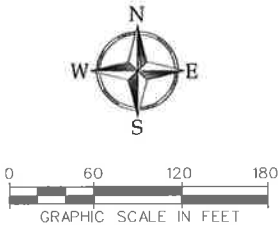
CADG FRONTIER 192, LLC
INST. # 20130903001267570
O.P.R.C.C.T.

Approximate 100 year Floodplain
Per FEMA FIR map
Number 48085C0115J
Dated June 2, 2009

Mike A. Myers
Investment Holdings, L.P.
Inst. # 2004-0158476
O.P.R.C.C.T.

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPROVEMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
3. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
4. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT, SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS, NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
5. THE OWNERSHIP, CARE, AND MAINTENANCE OF ALL OPEN SPACE/COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA.
6. OPEN SPACE PROVIDED AT 1AC PER 75 UNITS PROVIDED IN ANOTHER PHASE.



THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS.

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____
ATTEST: _____

CITY SECRETARY _____ DATE _____

APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS OR APPROPRIATE SURETIES THEREOF NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.

RECOMMENDED BY: _____ PLANNING AND ZONING COMMISSION
CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON _____ DATE OF RECOMMENDATION _____
APPROVED BY: _____ CITY COUNCIL
CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____
ATTEST: _____

CITY SECRETARY _____ DATE _____

CADG FRONTIER 192, LLC
INST. # 2014090900976380,
O.P.R.C.C.T.

A Construction Plat of Creeks of Legacy Model Park

9 RESIDENTIAL LOTS
TOTALING 2.712 Acres

SITUATED IN THE WM DAVENPORT SURVEY,
ABSTRACT NUMBER 262, AND THE F.D. GRAY
SURVEY, ABSTRACT NUMBER 361,
CITY OF CELINA, COLLIN COUNTY, TEXAS

Owners

CADG FRONTIER 192, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

Case No. _____

Revisions:			
Job #:	CEN13006	Drawn By:	D. Freeman
Checked By:	T. Bridges	Date:	11-14-14

PELOTON

LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76241 | 817-566-3350

SHEET

OF SHEETS